

Fill in this information to identify the case:

Debtor 1 Debra Ann Parent

Debtor 2 Laureen Robin Parent
(Spouse, if filing)

United States Bankruptcy Court for the: Middle District of Tennessee

Case number 17-04640

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as
Name of creditor: Trustee of the Bungalow Series IV Trust

Court claim no. (if known): 9

Last 4 digits of any number you use to
identify the debtor's account:

8 4 9 7

Date of payment change:

Must be at least 21 days after date
of this notice 09/24/2020

New total payment:

Principal, interest, and escrow, if any \$ 569.90

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 132.33

New escrow payment: \$ 104.05

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Debra Ann Parent

First Name Middle Name Last Name

Case number (if known) **17-04640****Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X/s/ D. Anthony Sottile

Signature

Date **08/25/2020**

Print:

D. Anthony Sottile

First Name Middle Name Last Name

Title **Authorized Agent for Creditor**

Company

Sottile & Barile, LLC

Address

394 Wards Corner Road, Suite 180

Number Street

Loveland

City

OH

State

45140

ZIP Code

Contact phone

513-444-4100Email **bankruptcy@sottileandbarile.com**

Analysis Date: August 18, 2020

LAUREEN PARENT
DEBRA MATTHEWS
C/O JAMES ALAN FLEXER
1900 CHURCH ST STE 400
NASHVILLE TN 37203

Loan: [REDACTED]

Property Address:
221 WHITEFIELD LANE
CARTHAGE, TN 37030

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from June 2020 to Aug 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information		Current:	Effective Sep 24, 2020:
Principal & Interest Pmt:		465.85	465.85
Escrow Payment:		132.33	104.05
Other Funds Payment:		0.00	0.00
Assistance Payment (-):		0.00	0.00
Reserve Acct Payment:		0.00	0.00
Total Payment:		\$598.18	\$569.90

Escrow Balance Calculation		
Due Date:		Aug 24, 2020
Escrow Balance:		1,135.38
Anticipated Pmts to Escrow:		132.33
Anticipated Pmts from Escrow (-):		46.22
Anticipated Escrow Balance:		\$1,221.49

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	1,691.55
Jun 2020		114.33		*		0.00	1,805.88
Jul 2020		132.33		*		0.00	1,938.21
Jul 2020				664.16	* Escrow Disbursement	0.00	1,274.05
Aug 2020				138.67	* Forced Place Insur	0.00	1,135.38
					Anticipated Transactions	0.00	1,135.38
Aug 2020		132.33		46.22	Forced Place Insur		1,221.49
	\$0.00	\$378.99	\$0.00	\$849.05			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue. Your actual lowest monthly balance was greater than 0.00. The items with an asterisk on your Account History may explain this. If you want a further explanation, please call our toll-free number.

Analysis Date: August 18, 2020

LAUREEN PARENT

Loan:

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	1,221.49	694.01
Sep 2020	104.05	46.22	Forced Place Insur	1,279.32	751.84
Oct 2020	104.05	694.00	County Tax	689.37	161.89
Oct 2020		46.22	Forced Place Insur	643.15	115.67
Nov 2020	104.05	46.22	Forced Place Insur	700.98	173.50
Dec 2020	104.05	46.22	Forced Place Insur	758.81	231.33
Jan 2021	104.05	46.22	Forced Place Insur	816.64	289.16
Feb 2021	104.05	46.22	Forced Place Insur	874.47	346.99
Mar 2021	104.05	46.22	Forced Place Insur	932.30	404.82
Apr 2021	104.05	46.22	Forced Place Insur	990.13	462.65
May 2021	104.05	46.22	Forced Place Insur	1,047.96	520.48
Jun 2021	104.05	46.22	Forced Place Insur	1,105.79	578.31
Jul 2021	104.05	46.22	Forced Place Insur	1,163.62	636.14
Aug 2021	104.05	46.22	Forced Place Insur	1,221.45	693.97
	<u>\$1,248.60</u>	<u>\$1,248.64</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 115.67. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 208.11 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 1,221.49. Your starting balance (escrow balance required) according to this analysis should be \$694.01. This means you have a surplus of 527.48. This surplus must be returned to you unless it is less than \$50.00, in which case we have the additional option of keeping it and lowering your monthly payments accordingly. We are sending you a check for the surplus.

We anticipate the total of your coming year bills to be 1,248.64. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	104.05
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$104.05</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE
COOKEVILLE DIVISION**

In Re:

Case No. 17-04640

Debra Ann Parent
Aka Debra Matthews
Laureen Robin Parent

Chapter 13

Debtors.

Judge Randal S Mashburn

CERTIFICATE OF SERVICE

I certify that on August 25, 2020, a copy of the foregoing Notice of Mortgage Payment Change was filed electronically. Notice of this filing will be sent to the following party/parties through the Court's ECF System. Party/Parties may access this filing through the Court's system:

Rodney Lewis Caldwell, Debtors' Counsel
cm-ecf@jamesflexerconsumerlaw.com

Daniel Castagna, Debtors' Counsel
cm-ecf@jamesflexerconsumerlaw.com

Henry Edward Hildebrand, III, Chapter 13 Trustee
hhcef@ch13nsh.com

Office of the United States Trustee
ustpreion08.na.ecf@usdoj.gov

I further certify that on August 25, 2020, a copy of the foregoing Notice of Mortgage Payment Change was mailed by first-class U.S. Mail, postage prepaid and properly addressed to the following:

Debra Ann Parent, Debtor
221 WHITEFIELD LN
Carthage, TN 37030

Laureen Robin Parent, Debtor
221 WHITEFIELD LN
Carthage, TN 37030

Dated: August 25, 2020

/s/ D. Anthony Sottile

D. Anthony Sottile
Authorized Agent for Creditor
Sottile & Barile, LLC
394 Wards Corner Road, Suite 180
Loveland, OH 45140
Phone: 513.444.4100
Email: bankruptcy@sottileandbarile.com